

James Argles

From: Planning Support
Subject: FW: RE HGY/2023/0217 St Williams response to Regens comments

Sent: 16 February 2023 11:09

Subject: RE: HGY/2023/0217 Condition 55 - Phase 3a

Hi Valerie,

Please see below comments;

- *Please can they send through a proposed location /ground floor plan as well to be certain where these units are.*
 - *Please see attached.*
- *Please can they benchmark to more local examples: only 1 Haringey example, (and 1 in the whole of NE London)*
 - *We have provided local sales comparisons. There are very few local lettings examples available, we've spoken to numerous local agents who have all struggled to find comparables.*
- *Have they submitted any economic strategy regarding attracting local businesses? IF they are trying to attract local businesses, are they confident they can find local cafes to fill the space at £25ft2*
 - *We have already let part of the A3 unit to an independent coffee shop operator at c.£25psqft (as shown on the attached plan) and we're in discussions with a number of providers regarding the remainder of the unit. We hope to have all commercial spaces in D1 occupied prior to the building completion in July.*

Thank you,

Ed

Edward Friel RIBA
Senior Technical Manager



Our Values - Have Integrity - Be Passionate - Respect People - Think creatively - Excellence Through Detail

St James London North & St William North West London

Clarendon Project Office

Unit 5b | Olympia Trading Estate | Coburg Road | Wood Green | N22 6TZ

Mobile 07890 556373

www.stjames.co.uk

www.stwilliam.co.uk

www.berkeleygroup.co.uk

This email including attachments is confidential, may be covered by legal professional privilege and is intended for the addressee only. If you are not the intended recipient you are prohibited from printing, copying or distributing it. If you have received this email in error, please notify the sender immediately by email, fax or by telephone and delete this email from your system. Thank you.

St James Group Limited - Registered in England and Wales Number 3190056

St William Homes LLP - Registered in England and Wales Number OC396332

Registered Office for both companies: Berkeley House, 19 Portsmouth Road, Cobham, Surrey, KT11 1JG

